Inspection Report

Satisfied Customer

Property Address:
12345 Older Home Sample Report
Dallas TX 75238

Absolute Inspections, LLC

Kevin R. Weiss
2400 Jupiter Rd
Suite I-4
Plano, TX 75074
972-463-0887
Email - Absoluteinspections@verizon.net
Website - Absoluteinspections.net

PROPERTY INSPECTION REPORT

Prepared For:	Satisfied Customer
	(Name of Client)
Concerning:	12345 Older Home Sample Report, Dallas, TX 75238
	(Address or Other Identification of Inspected Property)
By:	Kevin R. Weiss / Absolute Inspections, LLC 1/18/2011
	(Name and License Number of Inspector) (Date)
	(Name, License Number and Signature of Sponsoring Inspector, if required)

This property inspection report may include an inspection agreement (contract), addenda, and other information related to property conditions. If any item or comment is unclear, you should ask the inspector to clarify the findings. It is important that you carefully read ALL of this information.

This inspection is subject to the rules ("Rules") of the Texas Real Estate Commission ("TREC"), which can be found at www.trec.state.tx.us.

The TREC Standards of Practice (Sections 535.227-535.233 of the Rules) are the minimum standards for inspections by TREC-licensed inspectors. An inspection addresses only those components and conditions that are present, visible, and accessible at the time of the inspection. While there may be other parts, components or systems present, only those items specifically noted as being inspected were inspected. The inspector is not required to move furnishings or stored items. The inspection report may address issues that are code-based or may refer to a particular code; however, this is NOT a code compliance inspection and does NOT verify compliance with manufacturer's installation instructions. The inspection does NOT imply insurability or warrant ability of the structure or its components. Although some safety issues may be addressed in this report, this inspection is NOT a safety/code inspection, and the inspector is NOT required to identify all potential hazards.

In this report, the inspector will note which systems and components were Inspected (I), Not Inspected (NI), Not Present (NP), and/or Deficient (D). General deficiencies include inoperability, material distress, water penetration, damage, deterioration, missing parts, and unsuitable installation. Comments may be provided by the inspector whether or not an item is deemed deficient. The inspector is not required to prioritize or emphasize the importance of one deficiency over another.

Some items reported as Deficient may be considered life-safety upgrades to the property. For more information, refer to Texas Real Estate Consumer Notice Concerning Recognized Hazards, form OP-I.

This property inspection is not an exhaustive inspection of the structure, systems, or components. The inspection may not reveal all deficiencies. A real estate inspection helps to reduce some of the risk involved in purchasing a home, but it cannot eliminate these risks, nor can the inspection anticipate future events or changes in performance due to changes in use or occupancy. It is recommended that you obtain as much information as is available about this property, including any seller's disclosures, previous inspection reports, engineering reports, building/remodeling permits, and reports performed for or by relocation companies, municipal inspection departments, lenders, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have taken place at this property. It is not the inspector's responsibility to confirm that information obtained from these sources is complete or accurate or that this inspection is consistent with the opinions expressed in previous or future reports.

Promulgated by the Texas Real Estate Commission(TREC) P.O. Box 12188, Austin, TX 78711-2188, 1-800-250-8732 or (512)459-6544 (http:\\www.trec.state.tx.us). REI 7-2 (8/09)

ITEMS IDENTIFIED IN THE REPORT DO NOT OBLIGATE ANY PARTY TO MAKE REPAIRS OR TAKE OTHER ACTIONS, NOR IS THE PURCHASER REQUIRED TO REQUEST THAT THE SELLER TAKE ANY ACTION. When a deficiency is reported, it is the client's responsibility to obtain further evaluations and/or cost estimates from qualified service professionals. Any such follow-up should take place prior to the expiration of any time limitations such as option periods. Evaluations by qualified tradesmen may lead to the discovery of additional deficiencies which may involve additional repair costs. Failure to address deficiencies or comments noted in this report may lead to further damage of the structure or systems and add to the original repair costs. The inspector is not required to provide follow-up services to verify that proper repairs have been made.

Property conditions change with time and use. For example, mechanical devices can fail at any time, plumbing gaskets and seals may crack if the appliance or plumbing fixture is not used often, roof leaks can occur at any time regardless of the apparent condition of the roof, and the performance of the structure and the systems may change due to changes in use or occupancy, effects of weather, etc. These changes or repairs made to the structure after the inspection may render information contained herein obsolete or invalid. This report is provided for the specific benefit of the client named above and is based on observations at the time of the inspection. If you did not hire the inspector yourself, reliance on this report may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. It is recommended that you hire a licensed inspector to perform an inspection to meet your specific needs and to provide you with current information concerning this property.

ADDITIONAL INFORMATION PROVIDED BY INSPECTOR:

Date: 1/18/2011	**Time:**	**Report ID:** Older Home Sample Inspection Report
Property: 12345 Older Home Sample Report Dallas TX 75238	**Customer:** Satisfied Customer	**Real Estate Professional:**

1. A professional home inspector is a generalist, and as such we do not claim, nor are we licensed to be an expert in any specific area. An inspector is hired to provide a written opinion on specific items and their function at the time of the inspection only. In the event that a licensed expert or specialized contractor examines noted problems or a specific area after my inspection, and disagrees with my opinions, written or verbal, you are advised to have them state such in writing on their company letterhead and sign the statement.

2. Absolute Inspections LLC's services were performed in accordance with generally accepted practices of the profession undertaken in similar services at the same time and in the same geographical area. No other warranties, either express or implied, apply to the services hereunder.

3. Important: this inspection is a first step toward a partial understanding of the property condition at the time of the inspection. The inspector uses a systematic and limited method of inspection that attempts to identify and report issues of concern, however the inspection is time limited, general in nature and subject to human error. This inspection will not find or properly interpret ALL problems and this limited service does not pay for items the inspector misses. The inspector's opinion can vary from the opinions of other persons. The inspection is good at reducing risk but cannot eliminate risk. If these services do not meet your needs please call our office about comprehensive inspection services available from various specialists.

4. The inspection and report do not and are not intended to address code and regulation compliance, the presence of or danger from Chinese Drywall, asbestos, radon gas, lead paint, urea formaldehyde, soil contamination, microwave radiation, microbiological organisms such as mold or fungus, wood destroying insects, or other conditions not specifically required to be inspected and reported under applicable Texas Real Estate Commission rules. If the inspector sees a suspect condition (mold for example) it may be reported as a supplemental and incomplete comment but it does not mean the inspector saw and reported all suspect conditions. Unless stated, the inspection does not determine prior wetting / flooding and / or insurance histories and any comment regarding such would be incomplete.

5. This report represents Absolute Inspections LLC's professional instrument of service as of the report date. As our final document, it may not be altered after final issuance. The inspection was conducted and this report was prepared on behalf of and for the exclusive use of the above-named Client solely for its use and reliance. Notwithstanding the foregoing, any and all third party reliance upon this Absolute Inspections LLC's service and this inspection report is prohibited and will act to release Absolute Inspections, LLC, its employees and agents from any and all claims and obligations.

6. In the event Client identifies any defect in or arising out of Absolute Inspections, LLC's services or this report, CLIENT agrees to provide Absolute Inspections with: (1) written notification of such defect within 5 business days of discovery, and (2) prompt access to the premises for re-inspection. Failure of Client to comply with the above conditions will act to release Absolute Inspections, LLC, its employees and agents from any and all claims and obligations.

7. Delivery of this Inspection Report to Client is contingent upon Absolute Inspections LLC's receipt of payment in full. Consultant shall be entitled to recover reasonable and necessary attorneys' fees on claims against Client in connection with this Agreement or the Services performed hereunder. This report may be electronically distributed by Absolute Inspections and changes, deletions or amendments to the report of any type are strictly prohibited. In the event of a conflict the copy on file at Absolute Inspections office will be considered the official final document.

8. It is recommended you obtain receipts and warrantees for repairs resulting from this inspection. The charge for reinspection or inspection of repairs will be $200.00 for the first hour and $100.00 for any portion of an hour thereafter.

9. Digital pictures and Infrared Imaging pictures may be included in this report. These pictures are a sample of damages or concerns and do not represent to show all deficiencies or damages found. Not all damages, deficiencies or concerns will have pictures in the report. Not all photos taken will be included in the report. All photos taken at the inspection are considered part of the inspection documentation and are available upon request.

10. Some areas of the house may not have been visible due to floor coverings, wall coverings, etc. If home was occupied at the time of inspection, many areas will not be visible due to personal belongs, furniture, storage, wall hangings and decorations, etc. Such inaccessible and non visible areas are disclaimed and excluded from this report.

Additional explanations and limitations are included at the end of the report. These contain important information about the inspection and must be read to fully understand this report.

This home is older than 40 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs in crawlspaces or basements could be years old from a problem that no longer exists. Or, they may still need further attention and repair. Determining this can be difficult on an older home. The inspector may sight potential problems and recommend further review by an expert. It is common in older homes for specialists to find additional problems or repair items that need attention when they focus on a particular area.

Plumbing materials in older homes may be nearing failure due to age. Most of these pipes are not visible. Most corrosion will occur from the inside out and not be visible until the time of failure. You should review the signs of possible problems and costs associated with repairs with a qualified plumbing professional.

Older homes may have experienced extensive remodels at undetermined times. Permits may or may not have been required and acquired. Determining this is beyond the scope of this inspection.

Older homes will require maintenance from day one of ownership and you should be aware of this and be prepared for the costs associated with these problems. This home inspection is designed to help to limit your risks but it cannot eliminate them, particularly in a home this age.

Sometimes in older homes there are signs of damage to wood from wood eating insects. The home inspection does not look for possible manufacturer re-calls on components that could be in this home.

Always consider hiring the appropriate expert for any repairs or further inspection before closing escrow.

Standards of Practice:	**In Attendance:**	**Type of building:**
TREC Standards of Practice	Occupied home - Inspector alone for most of inspection - Clients arrived at end	Single Family (2 story)
Approximate age of building:	**Home Faces:**	**Temperature:**
40 - 45 years old	North	70 - 75
Weather:	**Ground/Soil surface condition:**	**Rain in last 3 days:**
Clear	Damp	Heavy rain in last 3 days
Wind Conditions:	**Roof Surface Conditions:**	
Light	Dry	

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

I. STRUCTURAL SYSTEMS

☐ ☐ ☐ ☒ **A. Foundations**

Foundation Type: Post Tension Cable Slab on Grade
Attic Wall to Interior Thickness: 3 - 5 inches
Comments:

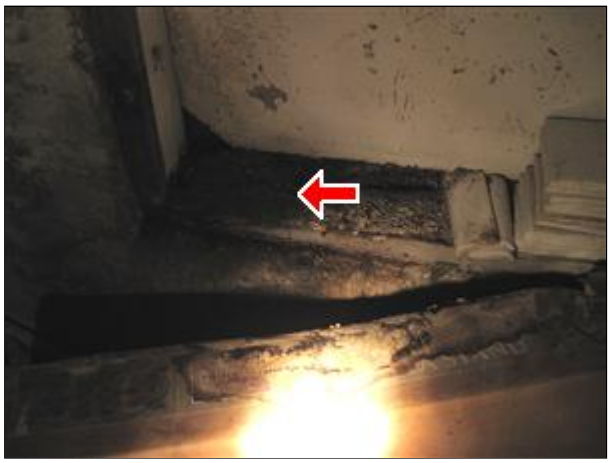
(1) *(An opinion on performance is mandatory)*

The foundation appears to have experienced a common degree of movement for its age and type. In my opinion, based on a single observation, the foundation appears to be functioning as intended at this time. No comment or opinion is rendered regarding future performance.

It is not possible with in the time frame of a single observation to determine the future stability of a foundation. Foundation movements are common in North Texas, therefore, as time passes some movement may occur. These movements are indicated by small cracks or sticking doors, if however, you notice large cracks or signs of excessive movements, you should consult with a structural engineer or foundation expert as soon as possible.

Failure to maintain expansive soils, such as ours, at a consistent moisture level can result in unusual and/ or excessive foundation movements. To reduce the risk of unusual or excessive foundation movement a consistent moisture management and foliage control program should be implemented. It is important to maintain good drainage around the home while at the same time keeping the soil consistently moist. Rainy seasons or droughts are particularly risky periods.

(2) Limited access to crawlspace was available to inspector due to HVAC ductwork routing under house. Inspector investigated as possible without crossing over and possibly damaging ductwork. Inspection was limited to areas near access points. Front area of the crawlspace was not accessible and is excluded.



A. Picture 1

(3) Wood rot was observed at wall to right of entrance to crawlspace from garage. This area has high soil which may have contributed. Further review and repair needed.

I NI NP D

A. Picture 2

(4) Moisture was observed in crawlspace soil near garage entrance at drain plumbing in area pictured. Unable to determine if this moisture is from outside and natural drainage to this low spot or from leakage at drain pipe. Further investigation is needed.

A. Picture 3

(5) Debris from remodels and repairs observed left in crawlspace. Some cellulose type debris observed. Removal is recommended.

☐ ☐ ☐ ☒ **B. Grading and Drainage -** *Comments:*

I NI NP D

B. Picture 1

B. Picture 2

(1) There is a negative slope at the front of home and can cause or contribute to water intrusion or deterioration. A surface drain system is in place. The surface drain system was not tested. Some drain catch basin covers observed to be clogged with mud and debris. Recommend cleaning and confirmation of function of this system.

B. Picture 3

B. Picture 4

(2) Soil level too high at front of home and a East side of garage in rear around the foundation. Ideally there should be a gap of 4 to 6 inches between the soil and the bottom of the brick / top of foundation. Failure to maintain this gap can lead to moisture penetration in wall and is known to be conducive to termite activity. Recommend modifications to achieve and maintain this spacing.

☐ ☐ ☐ ☒ **C. Roof Covering Materials**

Viewed roof covering from: Walked roof
Type of Roof Covering: Composition Shingles
Roof Ventilation: Turbines
Comments:

(1) Roof was walked for inspection. "Walking" the roof does not indicate that every area of the roof surface was walked. A representative area was mounted and the entire surface, or as much as safely possible, was viewed from above as well as from the ground. Some slopes may not have been walked due to safety concerns or due to possible damage to the shingles.

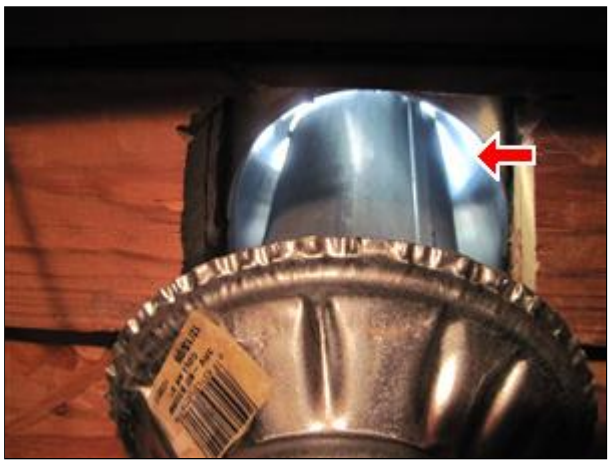
I NI NP D

C. Picture 1

(2) Exposed staples / nail heads / fasteners observed on roof, all exposed fasteners should be sealed with appropriate roofing sealant to prevent water entry. The entire roof surface should be checked and repaired as needed at time of repair.

C. Picture 2

(3) Visible deflection, which could be considered excessive (a subjective opinion), observed in roof decking at rear of home. Proper structural support and decking/underlayment/shingle installation should be confirmed in writing or areas repaired as needed.



C. Picture 3

I NI NP D

(4) Observed light gaps at water heater vent penetration(s) from attic. Recommend addition of approved sealant material from the roof side to prevent possible moisture intrusion into attic.

C. Picture 4

C. Picture 5

(5) The plumbing vent pipes need caulking around the perimeter of pipe and boot where boot flange has failed.

C. Picture 6

C. Picture 7

(6) The tree limbs that are in contact with roof or hanging near roof should be trimmed.

C. Picture 8

(7) Vent cap pictured is loose and askew.

I NI NP D

C. Picture 9

C. Picture 10

(8) Sealing needed at roof / deck connection with siding above garage.

C. Picture 11

(9) Roof section above driveway deck full of leaves and debris. Possibly contributing to moisture penetration below. Maintenance needed.

C. Picture 12

(10) Damaged / Pitted / Cracked shingles observed on roof. Cause of damage not determined. Recommend immediate review of shingles by qualified roofing contractor. Entire roof surface should be examined and repaired as needed at that time.

I NI NP D

☐ ☐ ☐ ☒ **D. Roof Structure and Attic**

Method used to observe attic: Attics are accessed through accessible openings. Unless otherwise stated, attics are observed from the decking area only. If no decking is present observation is performed from the opening only. Some areas of the attic and structure will be unobservable due to framing, ductwork, design and insulation and are considered inaccessible for the inspection., From decked areas - some areas of the attic will be inaccessible from decking and are not inspected.

Roof Structure: Conventional HIP Framing Design

Attic Insulation: Blown, Fiberglass, less than, R-30

Approximate Depth of Insulation: 5 - 7 inches, 8 - 9 inches

Comments:

D. Picture 1

(1) Paint repair needed at soffit and facia in various self evident locations around the home.

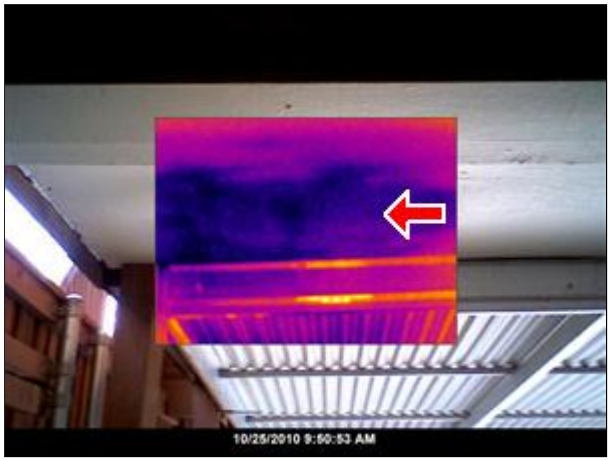
D. Picture 2

D. Picture 3

I NI NP D

D. Picture 4

D. Picture 5



D. Picture 6

(2) Active moisture and present / past moisture damage observed in rear soffit over garage and below the driveway deck cover. Active moisture is shown in Infrared Images as dark areas and were confirmed with a non invasive moisture meter. Indication that water is penetrating either from the deck area or from the roof above the deck. Exact location not determined. Further investigation and repair is needed.

D. Picture 7

D. Picture 8

(3) Areas of missing or disturbed insulation were observed int the attic.

(4) No access found to second story addition attic area. Area not inspected.

I NI NP D

☐ ☐ ☐ ☒ **E. Walls (Interior and Exterior)**

Exterior wall: Primarily brick veneer with some wood type siding products

Interior Wall: Primarily sheetrock/plaster materials

Comments:

E. Picture 1

(1) Observed area(s) of the brick veneer where the brick is overhanging the foundation by greater than 1/3 the width of the brick. This installation is generally not acceptable according to typical brick manufacturer guidelines. Repair options are limited. Locations include but are not limited to: (East side of home)

E. Picture 2

I NI NP D

E. Picture 3

(2) Step type cracking observed in brick veneer on East side of the house. This type of crack is generally associated with structural type movement. However, the amount of movement appears to be minimal at this time. I did not observe any other indications of abnormal movement in this area or inside of the home. I recommend minor cosmetic repair and close monitoring of the area for signs of further movement. If such is observed, I recommend that a licensed structural engineer be consulted.

E. Picture 4

E. Picture 5

(3) Observed noticeable bowing in the garage door header. A noticeable bow was also observed in the rear wall of the addition above this header. Possibly indication of inadequate support for he weight of the addition in this area. Recommend further review by a licensed structural engineer.

I NI NP D

E. Picture 6

(4) Siding rot observed on North side of second story addition. Other areas may exist and be found at time of repair.

E. Picture 7

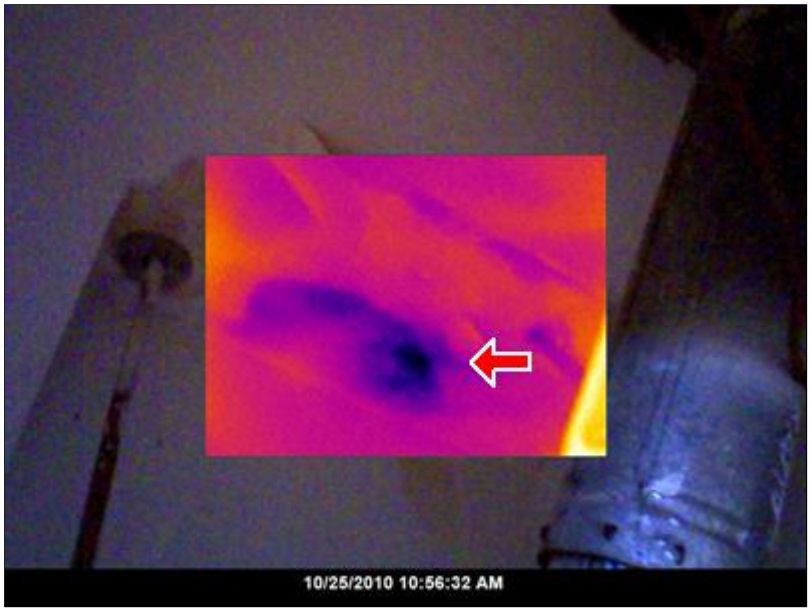
(5) Paint repair and minor rot repair needed at second story addition window trim pictured.

E. Picture 8

(6) Observed signs of past moisture (was not wet at time of inspection) at wall in addition furnace closet. Possibly due to primary condensation drain pipe location and lack of insulation allowing condensation on pipe to damage wall.

I NI NP D

☐ ☐ ☐ ☒ **F. Ceilings and Floors** - *Comments:*



F. Picture 1

Moisture indicators, dark colored spot(s), observed with infrared scan and excessive moisture content was confirmed with moisture meter. Exact source of leak unknown. Suspect roof problem. Repair needed. ***We strongly recommend that testing, by a state licensed mold inspector, be completed to confirm no health risk due to organic growth*** **before** ***commencement of any repair work.*** Locations include but are not limited to: West water heater closet ceiling

☐ ☐ ☐ ☒ **G. Doors (Interior and Exterior)** - *Comments:*

Although partial comments about locks and security may be made, this inspection does not determine the intrusion or security risks of the property. Many Police departments and private security companies offer optional security evaluations.

☐ ☐ ☐ ☒ **H. Windows** - *Comments:*

(1) A random sampling of accessible windows was checked for operation. Failed thermal pane seals in insulated windows may be latent and unobservable or detectable and depending upon climatic conditions at the time of the inspection, visible moisture may or may not be observable. Windows are reported based on the conditions at the time of the inspection only, and no opinion as to future performance is made. If any windows are observed to have or exhibit failed seal, condensation or other defects, it is recommended that a professional window/glass contractor be consulted to evaluate all windows at the premises. Although partial comments about locks or security may be made, this inspection does not determine intrusion or security risk issues. This inspection departs from comparing the home to modern tempered or safety glass standards, any reference to such is partial. The condition of flashing behind exterior veneers is not inspected.

I NI NP D

H. Picture 1

(2) Caulking repair is needed at various window exteriors. Caulking incomplete in corners / voids, cracked caulk or missing areas observed. All windows should be checked and improved as needed for optimum efficiency and to prevent possible water intrusion.

☐ ☐ ☐ ☒ **I. Stairways (Interior & Exterior)** - *Comments:*

I. Picture 1

Lower stair section of patio stairs to the driveway deck did not have a handrail. All stairs consisting of more than 2 steps should have a railing.

☐ ☐ ☐ ☒ **J. Fireplace / Chimney**

Chimney (exterior): Brick
Operable Fireplaces: One
Types of Fireplaces: Conventional, Vented gas logs
Comments:

(1) I do not inspect the shape of fireplace or the design to determine if your fireplace has a proper air draw.

(2) Fireplace chimney damper was not equipped with a permanent gap or gap causing device. It is recommended that all dampers on gas equipped fireplaces be equipped with a device to cause a

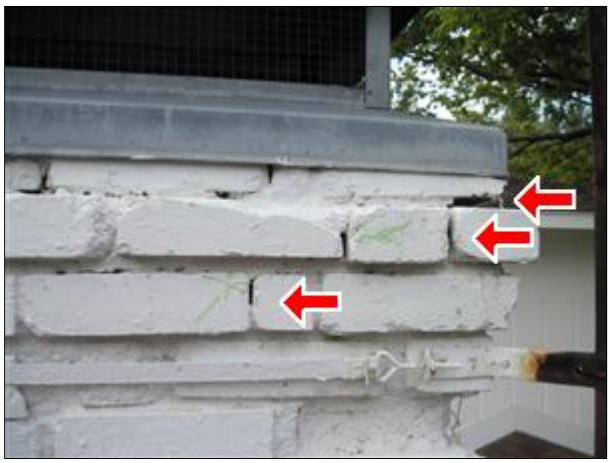
I NI NP D

permanent gap at the damper to allow gas to escape up the chimney in the event of a leak. This is commonly called a "C-clamp" device as a simple c-clamp will work to partially block open the damper. This safety feature should be added.

(3) Creosote buildup was observed in the portion of the chimney observed from the firebox. Recommend a thorough professional cleaning of the chimney.

J. Picture 1

(4) Cracks observed in bricks and mortar of the firebox and/or around the opening of the firebox. Recommend repair by sealing all cracks with an appropriate high heat compound.



J. Picture 2

(5) Voids observed in mortar at chimney exterior. Touch-pointing repair needed.

☐ ☐ ☐ ☒ **K. Porches, Balconies, Decks and Carport** - *Comments:*

No structural inspection of decking completed. Decking and carport appear to be functional structurally. You may wish to inquire with a structural professional to determine the capacity limits of these structures.

☐ ☐ ☐ ☒ **L. Other** - *Comments:*

I NI NP D

L. Picture 1

Rear fence gate latch needs repair. Gate closes past the latch and is hard to reopen.

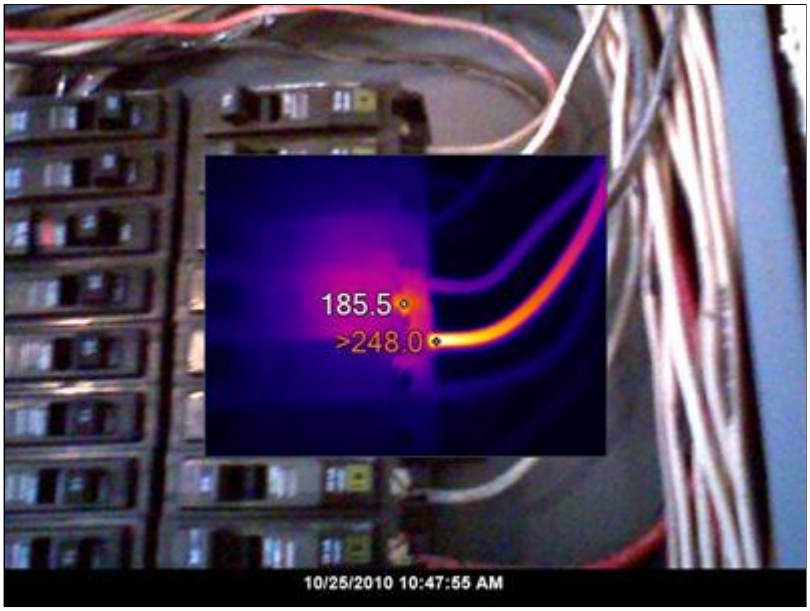
I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

II. ELECTRICAL SYSTEMS

☐ ☐ ☐ ☒ **A. Service Entrance and Panels**

Electrical Service Conductors: Below ground
Panel Type: Circuit breakers
Panel Capacity: 200 AMP
Electric Panel Manufacturer: SQUARE D
Service Ground Observed: Not found
Service Wire type: Copper
Bonding observed at Water pipe: Not Found
Comments:



A. Picture 1

(1) Infrared Imaging revealed dangerously hot breaker in panel - high temperature reading exceeded 248 degrees F. Safety Fire Hazard. Inspector turned off breaker and informed the listing agent of the danger and action. Breaker was labeled "breakfast nook outlets." Labeling accuracy is questionable as further inspection revealed this breaker services the living room fan, main attic light and main attic air handler. Immediate review by a licensed electrician is needed for safety.

I NI NP D

A. Picture 2

A. Picture 3

A. Picture 4

A. Picture 5

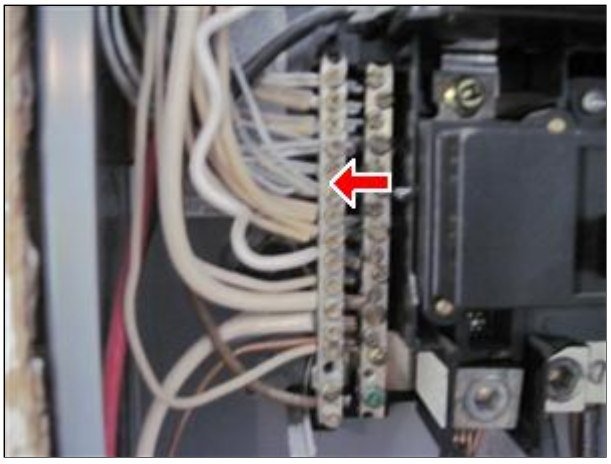
I NI NP D

A. Picture 6

(2) As of February 2009 the TREC requires that inspectors note as deficient the absence of AFCI circuit protection according to the 2008 National Electric Code requirements/standards. This standard calls for AFCI protection on ALL 15 and 20 amp circuits not protected by a GFCI. AFCI protection devices provide protection by detecting arcing or shorts and tripping easier than traditional circuit breakers in the presence of an arc, thereby providing superior protection against potential fires. This home does not meet that requirement.

However, at the time of construction of this home, local codes did NOT enforce the 2008 National Electric Code and did not require AFCI protection on any circuits. I am required by the Texas Real Estate Commission to make reference to this item and mark it as Deficient. You may wish to investigate this further with a licensed electrician or the TREC.

(3) Circuit breaker panel was labeled. Inspector does not verify the accuracy of this labeling. You are recommended to verify all circuits yourself to confirm that labeling is accurate.



A. Picture 7

(4) There are several double/triple lugged neutral wires in the garage electrical distribution panel (subpanel) that do not meet modern installation requirements. Some jurisdictions permit this wiring

I NI NP D

method, others don't. This can be a safety or equipment hazard under certain conditions and I recommend a licensed electrician further inspect and repair if deemed necessary.

(5) Screws were missing at deadfront cover of panel.

(6) Aluminum wire is installed on 120 VAC branch electrical circuits in the subject house. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at http://www.cpsc.gov/ . It is recommended that the electrical system be evaluated by a licensed electrical contractor.

☐ ☐ ☐ ☒ **B. Branch Circuits - Connected Devices and Fixtures**

Branch wire 15 and 20 AMP: Copper, Aluminum

Comments:

(1) You are advised to replace batteries and test smoke detectors at least once a year

(2) Smoke detectors were observed in the home. However, the placement and/or quantity of detectors does not meet current standards. We recommend that you upgrade this system to meet moderns standards. Smoke detectors are inexpensive, easy to install and are proven to save lives.

(3) Observed outlets in the garage that are not GFCI protected. Non GFCI protected outlets for appliances and garage door openers are no longer allowed by the 2008 National Electrical Code. The TREC now requires inspectors to note this condition as deficient. Be aware that local building codes at the time of construction did not require this protection. You should consult with a licensed electrician as to the benefits and necessity of upgrading this protection.

(4) GFCI outlet protection was not present as required by modern standards. General requirements are kitchen, bathrooms, garage, exterior and any other outlet within 6 feet of a water source.

(5) Aluminum wire is installed on 120 VAC branch electrical circuits in the subject house. These single strand, branch circuit aluminum wires were used widely in houses during the mid 1960s and 1970s. According to the U.S. Consumer Product Safety Commission, problems due to expansion can cause overheating at connections between the wire and devices (switches and outlets) or at splices, which has resulted in fires. For further information on aluminum wiring contact the U.S. Consumer Product Safety Commission via the Internet at http://www.cpsc.gov/ . It is recommended that the electrical system be evaluated by a licensed electrical contractor. Random investigation of outlets in the house did not reveal CUAL Pigtailing. Outlets are older and have been covered in paint. Inspector could not verify that they are approved for Aluminum wiring. Recommend review and repair action by a licensed electrician.

(6) Air conditioning branch circuits have improper, too high amperage, circuit breakers installed. These breakers should be changed to the max rating recommended on the compressor specification label. Failure to properly size this breaker can lead to catastrophic damage to the compressor unit in certain failure situations. Locations include but are not limited to: large AC unit

(7) Lights not functioning, due to missing or burned out bulbs. Locations include but are not limited to: master tub, hall tub, hallway to addition.

I NI NP D

B. Picture 1

(8) Missing cover observed at outlet pictured in crawlspace.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

☐ ☐ ☐ ☒ **A. Heating Equipment**

Type and Energy Source (Heating): Forced Air, Natural Gas

Number of Heat Systems (excluding wood): Two

Comments:

A. Picture 1

(1) We recommend that your heating equipment be serviced on an annual basis, before the start of the heating season. Annual service can help to keep the unit(s) running at peak efficiency, head off expensive repairs, and assure safety by checking for heat exchanger failures.

(2) The system(s) were operated using normal controls. The gas flame was a desirably blue color and no noticeable distortion of flames occurred when blower engaged.

(3) Inspection of the integrity of the heat exchanger(s) is specifically excluded from this inspection. This part of the unit is not visible without major dismantling of the furnace, which is outside of the scope of the inspection.

(4) Furnace(s) gas supply shut-off valve(s) was reasonably accessible.

I NI NP D

A. Picture 2

(5) Gas supply flex line(s) was/were routed into the cabinet(s). Current standards require that this connection be made outside of the furnace cabinet. Recommend repair by a licensed HVAC contractor.

A. Picture 3

(6) Main area furnace cover was not removed due to ductwork blocking cover. Inspector could not get the cover off.

(7) Heating and cooling equipment should be reviewed and serviced as needed by a licensed HVAC professional if such cannot be proven to have been done in the past year. Manufacturer recommendations call for annual tune-ups.

☐ ☐ ☐ ☒ **B. Cooling Equipment**

Type and Energy Source (Cooling): Central Air Conditioning, Electricity

Comments:

(1) Condenser fins were dirty, needs cleaning. Dirty coils reduce air flow thru the system and may cause the unit to run less efficiently. Recommend periodic cleaning to maintain peak efficiency.

(2) Based on the limited inspection of the cooling system possible in a single visit without specialized HVAC equipment, the systems appear to be operating within acceptable parameters and are cooling the home appropriately. No comment or guaranteed of future performance is made or implied.

I NI NP D

(3) Cool outside ambient temperature prevented operation of A/C under typical summer conditions. Client is advised unit was operated under light heat load conditions. IE: A unit that cools well on a cool day may not perform adequately during a hot summer.

(4) Safety pan was present and appeared to be plumbed to the exterior. Actual water testing of this drain is not performed, and inspector cannot certify that the plumbing is intact from unit to the exterior. In rare occasions this plumbing is not secure and can leak in inaccessible places. If you wish to test this plumbing you should contact a licensed plumbing contractor.

(5) Primary condensate drain line(s) trap(s) was/were not insulated. As of September 1, 2000, the Texas Real Estate Commission requires inspectors to identify the absence of insulation on the air conditioning primary condensate line as an item in need of repair. The insulation prevents condensation from dripping in the home.

(6) Primary condensate drain line(s) do/does not have a trap in the line. Manufacturer instructions generally call for a trap before the maintenance stub/pipe. This will prevent the AC system from losing pressurization. This will also solve the common complaint of a “hissing” noise at the sink drain where the primary drain line connects. Recommend review and repair by licensed HVAC contractor.

B. Picture 1

(7) Observed moisture or signs of past water presence (rust and/or mineral build up) in the secondary condensate pan(s). This is a possible indication that the primary drain line is clogged or obstructed or has been. Recommend review by a licensed HVAC contractor should be performed as soon as these units are actively used.

(8) Recommend review of the HVAC installation and operation by a licensed HVAC contractor.

(9) Units do not appear to have been serviced during recently. Typical manufacturer instruction call for annual service and tune - ups. Recommend review and repair by licensed HVAC contractor, including but not limited to compressor amp check, contact check, refrigerant check (look for leaks if refrigerant is added). Inspect and clean all coils as needed and acquire certification of proper function of complete AC system.

☐ ☐ ☐ ☒ **C. Ducts System, Chases, and Vents**

Ductwork: Insulated Flex Ducting, Limited visibility/inspection, Insulated, Rigid Ductwork

Filter Type: Disposable

Comments:

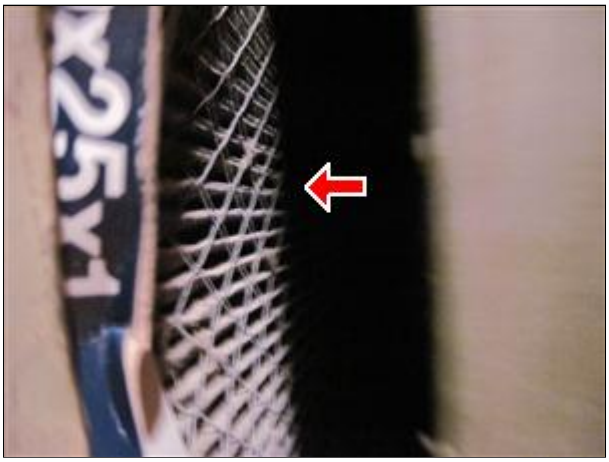
I NI NP D

C. Picture 1

C. Picture 2

C. Picture 3

(1) Observed missing insulation and some minor damage (presumably from contractors crawling over ductwork) to ductwork in crawlspace.



C. Picture 4

(2) Return air filter(s) is/are dirty. Recommend immediate replacement and monthly maintenance thereafter for optimum performance. Maintenance concern. A clean air filter will help increase the efficiency and prolong the life expectancy of the heating and cooling system.

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

IV. PLUMBING SYSTEM

☐ ☐ ☐ ☒ **A. Water Supply System and Fixtures**

Water Source: Public/City
Location of Main Water Supply Valve: Front of home near street
Cutoff Valve at House (other than main water compnay valve): Not found (possibly covered by dirt/ landscaping materials in flowerbed
Pressure Reducing Valve (PRV) present on system: PRV not observed
Static Water pressure reading (reading between 40 and 80 psi considered normal):: 80 psi
Plumbing Water Supply (into home): Not visible
Plumbing Water Distribution (inside home where visible to inspector): Copper where visible
Whole House Water Filter Present (Not Inspected):: No
Comments:

(1) Low functional flow to fixtures was observed throughout the home. This means that severe pressure / flow loss occurs when more than one fixture is used. This is particularly noticeable when a tub is in use. Two shower heads are present in master shower. Larger head was not functioning properly due to low flow. This could be an indication of plumbing problems beyond the scope of this inspection. Recommend further investigation by a licensed plumbing professional.

A. Picture 1

(2) Front exterior faucet leaking at packing nut.

I NI NP D

A. Picture 2

(3) Crack observed in tile at master shower seat.

A. Picture 3

A. Picture 4

A. Picture 5

A. Picture 6

I NI NP D

A. Picture 7

A. Picture 8

A. Picture 9

A. Picture 10

A. Picture 11

A. Picture 12

I NI NP D

A. Picture 13

(4) Active leaks detected in master shower area. Infrared Thermal Imaging found active moisture outside of the shower enclosure. Excessive moisture content was confirmed by a moisture meter both at bathroom walls and underneath in crawlspace at floor boards. Determining the extent, time-frame, or damage caused by leakage is beyond the scope of this inspection. Review and repair by qualified tile expert needed. ***We strongly recommend that testing, by a state licensed mold inspector, be completed to confirm no health risk due to organic growth*** **before** ***commencement of any repair work.*** Recommend complete removal, evaluation, and remediation by licensed specialist, as needed based on licensed mold inspector's findings. The whole process should be supervised by this specialist with appropriate testing completed before and after remediation is completed. After all testing and repair work has been completed, you should be provided written documentation certifying the quality of repair and the fact that the area is moisture free and no potential health hazards from organic growth are present.

(5) Loose toilet tank was observed. The tank should be repaired to be securely attached to the bowl (not move when pushed). Failure to repair this condition can lead to water leaks from the tanks around the bolts. Locations include but are not limited to: powder room

(6) Toilet bowl loose at the floor in hall bath. Recommend resetting with a new wax ring and properly securing the bowl to the floor. Recommend checking for possible water damage if toilet is lifted.

A. Picture 14

(7) Uninsulated copper pipe was observed in main attic above the master bathroom. Freeze / leak danger.

I NI NP D

(8) Shower head necks loose in wall. Location s include but are not limited to: both master shower heads.

☐ ☐ ☐ ☒ **B. Drains, Waste, Vents**

Plumbing Waste: AGED, PVC - where visible, Cast iron

Comments:

B. Picture 1

(1) Active leakage observed in crawlspace at vanity drain plumbing. Repair needed.

B. Picture 2

B. Picture 3

(2) Observed PVC pipe that appears to be drain plumbing vents for remodeled master bathroom terminating in the attic. Improper installation. Could lead to sewer gas buildup in attic. Recommend review and repair as needed by qualified contractor. Brings into question the quality of the plumbing work of the remodeler and whether or not proper permits and inspections were obtained. You may wish to inquire with the city to establish that all is in order in this area.

(3) Water backed up in the left side of kitchen sink when disposal was operated.

I NI NP D

☐ ☐ ☐ ☒ **C. Water Heating Equipment (Report as in need of repair those conditions specifically listed as recognized hazards by TREC Rules**

Water Heater Power Source: Gas (quick recovery)

Water Heater Capacity: 50 Gallon, 75 Gallon

Water Heater Location:: Attic (Accessible by pull-down attic stair unit), Interior Closet

Comments:

C. Picture 1

C. Picture 2

(1) Main house Water heater in West closet:

Corrosion observed at inlet fitting.

Pan is damaged.

Closet does not appear to be properly ventilated.

TPR present and not operated. Pan was not tested.

I NI NP D

C. Picture 3

C. Picture 4

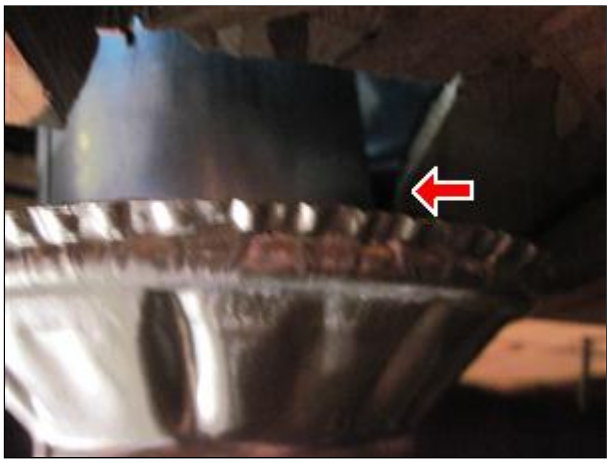
C. Picture 5 Unit not properly supported for attic installation

C. Picture 6 TPR tied to pan drain

C. Picture 7 Pan drain termination point improper

C. Picture 8 Debris in pan

I NI NP D



C. Picture 9 Flue close to combustibles

(2) Water heater 2 - Main house attic above master bath:

Unit is installed without proper decking support. Installed on standard 5/8" decking. Typical requirements call for 2 inch boards or multiple layers of plywood. Possible structural damage could occur. Repair is needed. In lieu of repair a licensed structural expert should certify in writing that present installation is acceptable to all standards.

TPR valve improperly plumbed to drain pan drain pipe. This fitting ideally should be plumbed directly to the exterior and terminated 6 inches from the ground. Drain pan pipe terminates at the soffit level and serious personal injury could occur in the event that the TPR activated. Debris in pan could clog drain line in event pan is active. Debris should be removed.

Exhaust flue closer than 1 inch to combustible materials.

Recommend further review installation, verification o proper permits and inspections, and repair as needed by a licensed plumbing professional. Additional repair items could be found during that investigation.

☐ ☐ ☒ ☐ **D. Hydro-Massage Therapy Equipment** - *Comments:*

I=Inspected NI=Not Inspected NP=Not Present D=Deficient

I NI NP D

V. APPLIANCES

☒ ☐ ☐ ☐ **A. Dishwasher** - *Comments:*

☒ ☐ ☐ ☐ **B. Food Waste Disposer** - *Comments:*

☒ ☐ ☐ ☐ **C. Range Exhaust Vent** - *Comments:*

☒ ☐ ☐ ☐ **D. Ranges, Cooktops and Ovens** - *Comments:*

☒ ☐ ☐ ☐ **E. Microwave Oven** - *Comments:*

☐ ☐ ☒ ☐ **F. Trash Compactor** - *Comments:*

☐ ☐ ☐ ☒ **G. Mechanical Exhaust Vents and Bathroom Heaters** - *Comments:*

Improperly vents into attic. Modern standards require all vents to terminate to the exterior to prevent humidity buildup in attic space. Various remedies exist, review and repair.

☐ ☐ ☐ ☒ **H. Garage Door Operators** - *Comments:*

(1) The sensors are in place for garage door(s) and will reverse the door.

(2) Garage door automatic opener(s) was/were operated and appeared to be functioning as intended at the time of the inspection. Pressure and sensor reverse safety features were present and functioning.

(3) Sensors were present and functional but installed too high. Typical recommendations call for sensors to be installed 6 inches from the ground.

☒ ☐ ☐ ☐ **I. DoorBell and Chimes** - *Comments:*

☒ ☐ ☐ ☐ **J. Dryer Vents** - *Comments:*

(1) No inspection of the interior of the dryer vent is conducted. It is recommended that you have the dryer vent cleaned upon move in and annually thereafter.

(2) Some or all utilities and hookups were not visible due to installation of washer and dryer. There is a possibility that defects were not visible; concealed defects are not within the scope of the home inspection.

(3) Concealed sections of vertical exhaust ducts are not inspected due to limited access. You are advised to perform annual maintenance to this system to help ensure safe operation.

I NI NP D

(4) Dryer vent was inspected and appeared to be properly installed at the time of the inspection.

☐ ☐ ☒ ☐ **K. Other Built-in Appliances** - *Comments:*

I=Inspected **NI=Not Inspected** **NP=Not Present** **D=Deficient**

I NI NP D

VI. OPTIONAL SYSTEMS

☐ ☒ ☐ ☐ **A. Lawn and Garden Sprinkler Systems** - *Comments:*

No control box found.

☒ ☐ ☐ ☐ **E. Gas Supply Systems** - *Comments:*

Accessible fittings are were checked for leakage. No leakage was detected at the time of the inspection. Be aware that this condition can change at any time. Combustible gas is generally supplemented by a noticeable sulfur type odor (rotten eggs.) You should be vigilant and immediately contact your gas company or a licensed plumbing contractor in the even that you smell a suspicious odor of this type anywhere inside or outside of the home.